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TRANSFER
TAX
PAIDWARRANTY DEED
Statutory Short Form

025973

MICHAEL S. GIBBS and KAREN DUPONT-GIBBS of 13410 Country Ridge Drive, Germantown, Montgomery County, Maryland, 20874, for consideration paid, grant to DONALD A. PERKINS of Apt. #35 Crestwood Park, Waterville, Kennebec County, Maine, 04901, with Warranty Covenants, the land in Waterville, Kennebec County, Maine, bounded and described as follows; to wit:

THE UNIT known and designated as Unit 104 in RIDGEWOOD FOREST TOWNHOUSE CONDOMINIUM located in Waterville, Kennebec County, State of Maine, as shown on the Condominium Plat by Webster, Baldwin, Day and Rohman, Architects/Engineers, entitled "Ridgewood Forest Townhouse Condominiums", dated May 18, 1984 and filed in the Kennebec County Registry of Deeds, in Plan File #E-85011 as revised by Plat dated August 30, 1987 and recorded in Plan File #E-87221. Specific reference is made to the RIDGEWOOD FOREST TOWNHOUSE CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, which Declaration is dated January 31, 1985 and is recorded in said Registry of Deeds in Book 2769, Page 33, and the same is incorporated by reference herein. This Declaration was amended by First Amendment dated February 18, 1986 and recorded in said Registry in Book 2914, Page 265, by Second Amendment dated July 7, 1987 and recorded in said Registry in Book 3189, Page 42, and by Third Amendment dated November 5, 1987 and recorded in said Registry in Book 3272, Page 165. The aforesaid Plat is Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium), as Exhibit D to the Declaration, are recorded in said Registry in Plan Files #E-85012, #E-85013, #E-85014, #E-85015, #E-85016 and #E-85017 as amended in Plan File #E-86020.

ANY AND ALL rights, easements, privileges and appurtenances belonging to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

Being the same premises conveyed to Michael S. Gibbs and Karen Dupont-Gibbs by Warranty Deed of FSD ASSOCIATES, INC., recorded in the Kennebec County Registry of Deeds in Book 2834, Page 148.

WITNESS our hands and seals this 31 day of October, 1989.

Signed, Sealed and Delivered
in the presence of:

x D. Butler
WITNESS

x D. Butler
WITNESS

x Michael S. Gibbs
MICHAEL S. GIBBS

x Karen Dupont-Gibbs
KAREN DUPONT-GIBBS

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: October 31, 1989

Then personally appeared the above named MICHAEL S. GIBBS and KAREN DUPONT-GIBBS and acknowledged the foregoing instrument to be their free act and deed.

Before me,

x D. Butler
Notary Public
Print Name David R. Butler, Esq.

RECEIVED KENNEBEC SS.

1989 NOV -6 AM 9:00

ATTEST: Theresa B. Butler